

10/06/11 2:00:31  
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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## **SPECIAL WARRANTY DEED**

**PREPARED BY:**

Michael P. Hensley, Esq.  
516 Whitfield Drive Suite 6  
Hernando, MS 38632  
Telephone: (662) 301-2223  
MS Bar No. 101500

**AFTER RECORDING RETURN TO:**

Hensley & Associates, PLLC  
P.O. Box 1390  
Senatobia, MS 38668  
Telephone: (662) 301-2223

**GRANTOR:**

Trustmark National Bank  
P.O. Box 291  
Jackson, MS 39205  
Tele: (662) 429-5251

**GRANTEES:**

RJO Enterprises, LLC  
1433 Goodman Road  
Horn Lake, MS 38637  
Tele: 901-262-4317

**INDEXING INSTRUCTIONS:** SE ¼ of Section 13, Township 3 South, Range 8  
West, City of Hernando, DeSoto County, Mississippi.

**SPECIAL WARRANTY DEED**

**TRUSTMARK NATIONAL BANK,**

**GRANTOR**

**TO**

**RJO ENTERPRISES, LLC,**

**GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **TRUSTMARK NATIONAL BANK, Grantor**, does hereby specially sell, convey and warrant unto **RJO ENTERPRISES, LLC, Grantee**, a Mississippi Limited Liability Company, the following described real property located and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Possession shall be delivered by the signing of this instrument.

**WITNESS THE SIGNATURE of the Grantor this the 30<sup>th</sup> day of September, 2011.**

**TRUSTMARK NATIONAL BANK**

By: 

Authorized

## STATE OF MISSISSIPPI

## COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 30<sup>th</sup> day of September, 2011, within my jurisdiction, the within named Evans Wells, as Vice-President, on behalf of TRUSTMARK NATIONAL BANK, who acknowledged to me that he/she executed and delivered the above and foregoing Special Warranty Deed and he/she is duly authorized and empowered so to do.



Jennifer M. Jenkins  
NOTARY PUBLIC

3/24/14

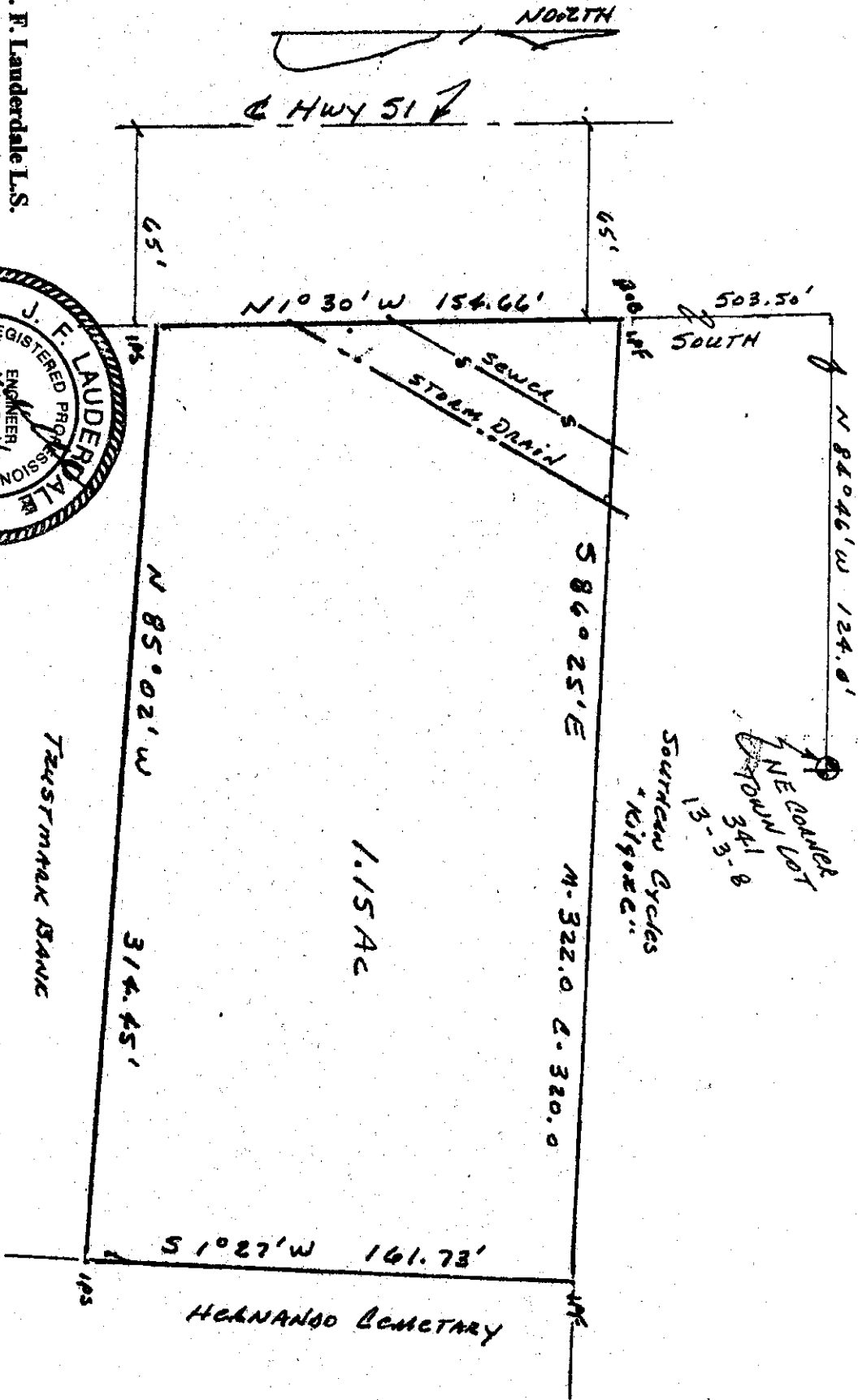
## EXHIBIT "A"

DESCRIPTION OF A 1.15 ACRE LOT IN PART OF THE SOUTHEAST QUARTER OF SECTION 13; TOWNSHIP 3 SOUTH; RANGE 8 WEST; CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI.

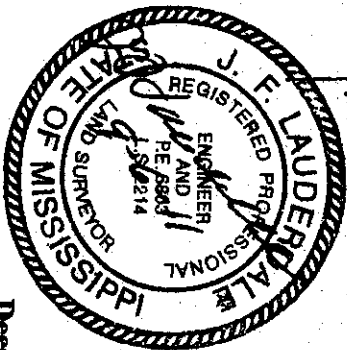
Beginning at the northeast corner of Town of Hernando lot 341 as shown on the old town map of Hernando located in Section 13; Township 3 South; Range 8 West; thence north 84 degrees 46' west 124.1 feet along the north line of said town lot 341 to a point in the east right of way of Highway 51; thence south 503.5 feet along said right of way to the southwest corner of the Southern Cycles lot, said point being a point 65 feet from the centerline of Highway 51 and being the point of beginning of the following lot: thence south 86 degrees 25' east a called distance of 320.0 feet and a measured distance of 322.0 feet to an existing iron pin on the south line of the Southern Cycles lot: thence south 1 degree 27' west 161.73 feet along the west line of the Hernando Cemetery tract to a point; thence north 85 degrees 02' west 314.45 feet to a point in the east right of way of said Highway 51; thence north 1 degree 30' west 156.66 feet to the point of beginning and containing 1.15 acres more or less.

J. F. Lauderdale L.S.

SURVEY OF A 1.15 ACRE LOT IN PART OF THE SOUTHEAST QUARTER OF SECTION 13; TOWNSHIP 3 SOUTH RANGE 8 WEST; CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI



J. F. Lauderdale L.S.  
231 West Center St.  
Hernando, Ms. 38632  
Class B Survey  
Ms. No. 2214  
Ph. 662-429-2780



Beating Ref: Deed 474-35

Deed Ref: 607-341, 288-59, 250-713, 197-345, 344-160, 54-49

Scale: 1" = 50'  
Sept. 6, 2011